

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Saratoga County

+ 14.6%

Change in
New Listings

+ 0.3%

Change in
Closed Sales

+ 9.5%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	445	510	+ 14.6%	3,653	3,162	- 13.4%
Closed Sales	326	327	+ 0.3%	2,048	1,770	- 13.6%
Median Sales Price*	\$294,000	\$321,900	+ 9.5%	\$300,000	\$307,885	+ 2.6%
Percent of Original List Price Received*	96.9%	98.9%	+ 2.1%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	52	42	- 19.4%	55	56	+ 1.3%
Inventory of Homes for Sale	1,510	952	- 37.0%	--	--	--
Months Supply of Inventory	6.0	3.7	- 38.0%	--	--	--

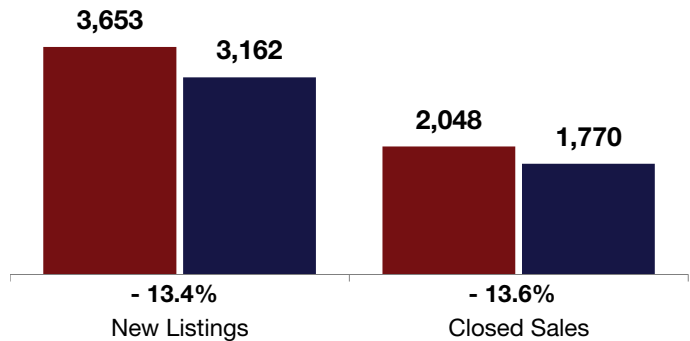
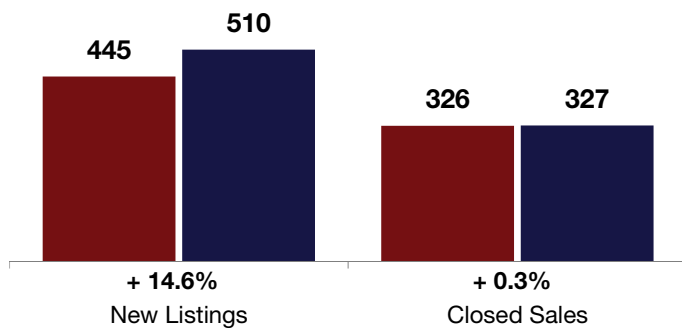
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

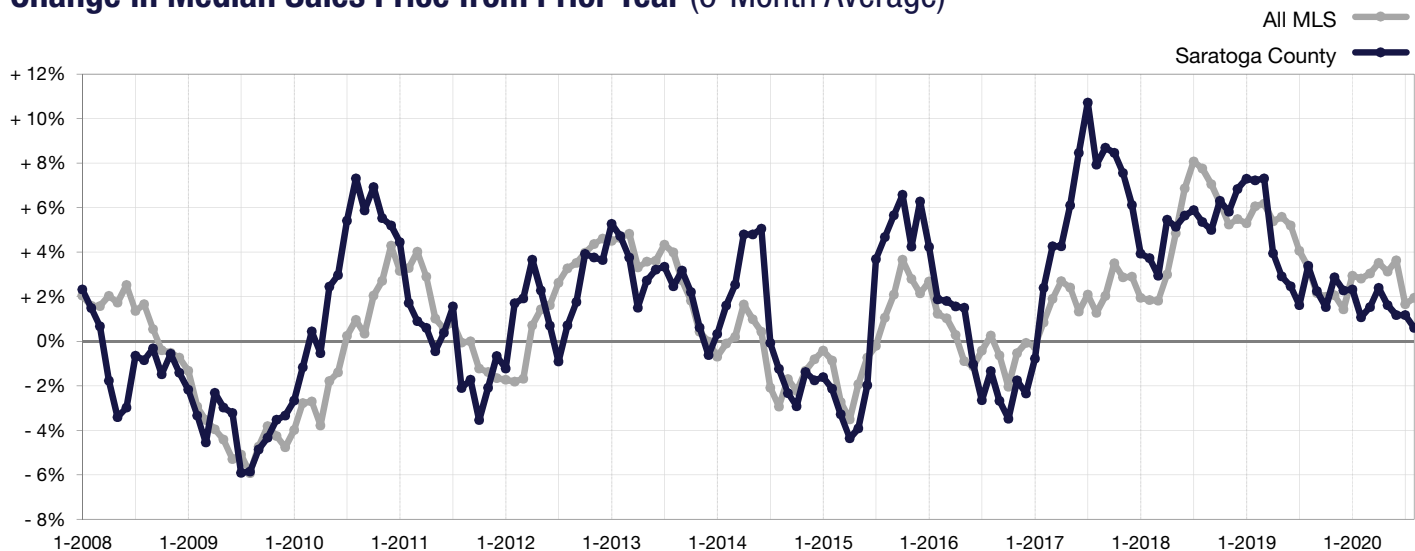
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.